

Hawthorne Planning Board Minutes of June, 2016 Work Session

The June 7, 2016 meeting of the Hawthorne Planning Board was called to order at 7:30 P.M. by Chairman Garner. The Board observed a moment of silence in memory of Code Enforcement Officer Donald Turner who passed away suddenly on May 31, 2016. Mr. Turner was a diligent, well-respected member of the Borough family and will be sorely missed. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Mr. Kowalski were present as well as Board attorney/secretary William A. Monaghan, III, Esq. Chairman Garner announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Bavarian Motors, LLC**, Mykola Nimerovsky and Aleksei Petrov, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 3,775 square feet (Space “A” on the diagram submitted in support of the application) for the operation of an automotive repair and maintenance business. No sales of vehicles would take place at the premises except in the case of abandoned vehicles and less than five vehicles per year are anticipated. Half of the on-site parking lot would be allocated for the applicant’s use by lease. All work would be performed inside the building and most vehicles would be stored inside the building. Any unregistered vehicles would be stored inside the building. The applicant was advised that for many years, by informal agreement, the Hawthorne Fire Department has been permitted to use the parking lot and the applicant agreed to cooperate with the arrangement. The owners would be the only employees at the premises. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the conditions that no outside storage of products or equipment is permitted and any unregistered vehicles must be stored inside the building.

2. With regard to the application of **Van Dyk Health Care, Inc.**, Nancy Soto, Vice President, Strategic Planning, and Todd Aronson, Executive Director, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to utilize the first floor of the existing Farmhouse on the premises of Van Dyk Park Place as an adult day care center for persons exhibiting memory loss and the beginning stages of dementia. The program would provide respite care for families but no overnight stays. The applicant anticipates 15 to 20 clients per day with approximately three staff members providing services. The first floor of the building, consisting of approximately 2,000 square feet, would be utilized for the program. Clients would be dropped off and picked up at various times by family

members using the existing driveway. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 7-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

3. With regard to the application of **HMT LLC**, Victoria Polito, Northeast Area Manager, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease the subject premises as an office and warehouse for the applicant's above ground storage tank business. The warehouse would be used primarily for the storage of clean aluminum products and parts. No large tanks would be kept in the warehouse and no hazardous material would be stored at the site. No tractor trailer deliveries would be made to the premises. Four employees would work at the site. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 7-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the conditions that no outside storage of products or equipment is permitted and all trailers parked at the site must be registered.
4. With regard to the application of **Solid Foundation Skatepark, Inc.**, Mr. Monaghan reported the receipt of a letter dated June 3, 2016 from the owner of the subject property indicating that due to issues with the applicant's parking requirements, the owner is unable to rent the space to the applicant and the application is withdrawn.

OLD BUSINESS

1. With regard to the application of **Enzo Porporino Landscaping**, Enzo Porporino, owner, appeared together with Raymond Reddin, Esq., attorney for the applicant, for the continuation of the hearing on the applicant's request for amended certificate of compliance approval to permit outside storage. The applicant presented a letter from the property owner confirming that the area on which the applicant is storing products and equipment is owned by the landlord. Mr. Monaghan distributed photos taken by Officer Walter Marston showing some pallets, firewood and other materials still on the wall at the rear of the property. Mr. Porporino stated that he had made efforts to clear the material from the wall but the firewood was for his personal use at his residence. After further discussion between the applicant, his attorney and Board members, a motion was made, seconded and unanimously approved to continue the hearing to the July 19, 2016 Board meeting to provide the applicant an opportunity to remove all items from the top of the wall and move materials to a semi-enclosed area closer to the building.

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:45.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary